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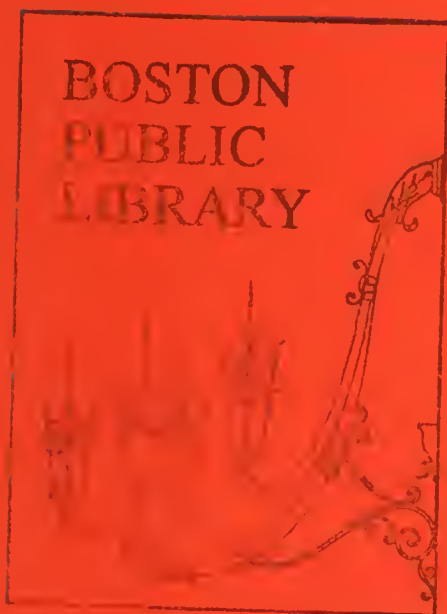
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APPLICATION FOR DESIGNATION OF THE  
THEATRE DISTRICT PHASE I CARD



CITY OF BOSTON

Kevin H. White, Mayor

BOSTON REDEVELOPMENT AUTHORITY

Robert L. Farrell, Chairman  
Joseph J. Walsh, Vice Chairman  
James G. Colbert, Treasurer  
James K. Flaherty, Assistant Treasurer  
James E. Cofield, Jr., Member  
Kane Simonian, Secretary  
Robert J. Ryan, Director

October, 1980

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TD



# Boston Redevelopment Authority

Robert J. Ryan, Director

October 6, 1980

Executive Office of Communities and Development  
Attn: Secretary Byron Matthews  
100 Cambridge Street  
Boston, Massachusetts 02201

Dear Secretary Matthews:

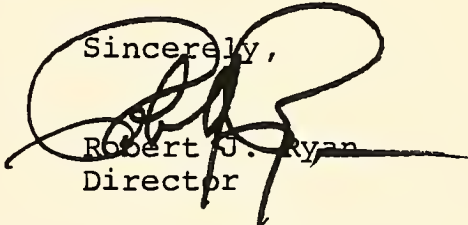
I am pleased to submit to you on behalf of the City of Boston the Theater District Phase I CARD Plan for your review and approval.

Four of the Theater District's eight legitimate theaters are in the Phase I CARD. They are the Shubert Theater, the Wilbur Theater, the Charles Playhouse and the new Metropolitan Center, which is the largest performing arts center in New England with 4,200 seats.

The Phase I CARD encompasses the major generators of the present performing arts industry which represents approximately \$24 million in expenditures annually in the local economy. The development incentives in the CARD program will provide the opportunity for enhancing this contribution through renovation of the existing theater structures.

I look forward to your timely adoption of the Theater District Phase I CARD Plan.

Sincerely,



Robert J. Ryan  
Director

Enclosure



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Commonwealth of Massachusetts

# Executive Office of Communities and Development

Office of the Secretary

100 Cambridge Street Room 1404 Boston, Massachusetts 02202 (617) 727-7765

Edward J. King, Governor  
Byron J. Matthews, Secretary

October 21, 1980

The Honorable Kevin H. White  
Mayor, City of Boston  
City Hall  
Boston, Massachusetts 02202

Dear Mayor White:

We have received your request for approval of the Theatre District Phase I CARD Plan.

We note that the governing body on July 23, 1980 approved the above-mentioned plan as demarcating a Commercial Area Revitalization District. We further find, in accordance with the provisions of Chapter 40D (as amended by St. 1978, Chapter 495, Section 10) and of Chapter 23B (as amended by St. 1978, Chapter 499, Section 2) that:

1. The plan boundaries describe a predominately commercial geographic area;
2. That the plan's purpose shall be to prevent or avert and reverse the decay of the area covered by the plan;
3. That the plan will serve to avoid or correct the deterioration of an older commercial center resulting from the movement of commercial enterprises to previously non-commercial areas;
4. That the plan describes the area and sets forth the development or redevelopment, including public improvements, proposed to carry out the purpose of the plan.

We note that a public hearing was duly advertised and held on July 28, 1980. We find that these hearings and advertisements afforded ample opportunity for public comment and satisfy the hearing requirements of Section I. (4) of the Rules and Regulations for securing CARD Plan approvals.

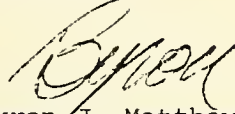
We further note that the Boston Redevelopment Authority will be the overseeing agency for implementation of the CARD Plan.



Housing will not be a permitted use of the Revenue Bond program until the Plan has been amended to include housing as part of the strategy for revitalization of the area and the Governing Body has held a hearing and approved the findings in accordance with the statute.

Therefore, we hereby approve the Theatre District Phase I CARD Plan.

Sincerely,

A handwritten signature in dark ink, appearing to read "Byron J. Matthews", written over the typed name.

Byron J. Matthews  
Secretary  
Executive Office of  
Communities and Development

BJM:kp





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## 1.0 RATIONALE FOR DESIGNATING THE THEATRE DISTRICT PHASE I CARD

### 1.1 Rationale for the Phasing of the Theatre District/Chinatown CARD

The State of Massachusetts, through the CARD program, has since early 1979 offered significant rehabilitation and development incentives to existing and prospective building owners. The program is both straightforward in impact on the feasibility of potential projects and yet complex in impact on the areas overlain with CARD plans.

The Boston Redevelopment Authority has been studying the potential use of the CARD program within the Theatre District/Chinatown area with the assistance of neighborhood businessmen and residents for over a year. In that time, important issues have arisen from all participants as to appropriate use of the CARD program. Downtown locations in major cities such as Boston make boundary drawing a difficult proposition. As the City's planning agency, the BRA would like to see the program targeted to those areas most in need of rehabilitation and development incentives. Also there is a concern that existing housing or future housing sites not be displaced via commercial development incentives. Thirdly, displacement of manufacturing jobs via commercial conversions is a delicate planning concern. These and others are the foci of important continuing discussion of an area as diverse as that titled Theatre District/Chinatown.

This presently proposed CARD plan is the first phase of a larger CARD plan which encompasses an area generally running from Temple Street on the north, Charles Street South on the west, Elliot Norton Park on the south and the Surface Artery on the east (please see map following page). The BRA is committed to and is preparing a CARD plan for this broader area. The need to carry on further discussions with neighborhood participants, notably Chinatown, West Street Businessmen's Association and others, necessitates a phased approach. Circumstances involving the construction scheduling and need for I.R.B. financing for the Metropolitan Center Inc.'s, renovation and expansion of the Music Hall further confirm the wisdom of proceeding on a phased implementation of the Theatre District/Chinatown CARD. The extra weeks it would take to produce a plan for the entire Theatre District/Chinatown CARD would jeopardize the construction scheduling for the Metropolitan Center's plan. The revitalization of Boston's Theatre District is a City priority and the Metropolitan Center's plan is seen as a key to realizing that goal.







THEATRE DISTRICT  
CARD

Proposed  
Boundaries



## 1.2 Rationale for Designating the Theatre District Phase I CARD

In designating the Theatre District Phase I CARD, the portion of the overall area most influenced by adjacent development activity will obtain the economic stimulators of the program to complement this development. The northwest corner of the Phase I CARD touches the site of the \$80 million State Transportation Building and public improvements slated for Stuart-Tremont Streets. The eastern edge of the site abuts the \$23 million U.S. Department of Agriculture Nutrition Research Building and the \$33 million Tufts-New England Medical Center Hospital B-1 Project.

The basic core of the CARD is the commercial theatre activity clustered in the area of the Stuart and Tremont Streets intersection. Four of the Theatre District's eight legitimate theatres are in this area and include the Shubert Theatre, the Wilbur Theatre, the Charles Playhouse and the new Metropolitan Center, which is the largest performing arts center in New England with 4,200 seats. Two of the Theatre District's most notable restaurants, Piaf's and Nick's, are also within the CARD. The Bradford Hotel is located at 281 Tremont Street at the southern boundary of the CARD. Three BRA development parcels within the South Cove Urban Renewal Project, C-2 on Warrenton Place and C-4 on Warrenton, Stuart and Tremont Streets, and P-7 along Stuart Street, are also within the CARD.

It can be said that the Phase I CARD encompasses the major generators of the presently existing performing arts industry which contribute approximately \$24 million annually to the local economy. The opportunity for enhancing this contribution is significant with the proposed plans for rehabilitation of the Metropolitan Center, the Wilbur Theatre/Piaf's Restaurant expansion, the commercial addition to the Charles Playhouse and the planned renovations to the Bradford Hotel.





## 2.0 PLAN OBJECTIVES OF THE THEATRE DISTRICT PHASE I CARD

The Phase I CARD Plan's objectives are synonymous with the City's revitalization program goals for Chinatown, Park Plaza and the Lower Washington Street area identified previously in the BRA's Neighborhood Profiles for Chinatown/South Cove 1979, the Lower Washington Street Area Study of 1978 and the Theatre District Preliminary Report of 1979. It is part of a unique downtown neighborhood which contains retail, office and Chinese commercial with the added components of the performing arts industry and associated restaurants and clubs. The area therefore attracts a variety of social uses but the predominant impact is generated by the estimated 1.2 million theatre patrons who visit the area each year.

The predominant economic strength to the Phase I CARD is the theatres which are clustered there and the fact that these operations serve as a people magnet for the area.

Each of the four theatre structures has a separate and unparallel architectural character which gives the area its physical identity. It is the intention of the Theatre District/Chinatown Phase I CARD to enhance these physical and economic assets and other commercial/hotel qualities of the area.

The goals of the Theatre District Phase I CARD may be stated as follows:

1. To encourage private investment for the revitalization of the Phase I area so that the Park Plaza and T-NEMC developments have a positive and supporting impact on the adjacent and unique business community and stimulates venture capital interest and greater utilization of existing structures.
2. To provide financing mechanisms whereby existing single use theatre buildings can upgrade their physical plants to be able to attract theatre productions and thereby, theatre patrons, to the area.
3. To encourage new construction on vacant or blighted parcels that is sensitive to and consistent with the architectural characteristics of the adjacent area.
4. To maximize employment opportunities for those in the performing arts trades.
5. To maximize employment opportunities for those in the adjacent Chinatown community.
6. To eliminate the last remaining vestiges of the nearby Adult Entertainment District which has been a strong force for disinvestment in the area.



### 3.0 BOUNDARIES OF THE THEATRE DISTRICT PHASE I CARD

The Theatre District Phase I CARD encompasses the southern half of the Theatre District in downtown Boston and includes four theatres, three of which handle touring companies of major Broadway shows, two theatre oriented restaurants, parking facilities and an office building.

The eastern boundary of the Theatre District Phase I CARD separates the CARD from the facilities of the Tufts' New England Medical Center, and part of the residential section of Boston Chinatown. The souther boundary of the CARD along the lot lines of the Music Hall Theatre, the Bradford Hotel, Warrenton Place continues this separation of the CARD from existing neighborhood uses. Along this boundary are a newly built public park, and some residential uses. The western boundary along and behind Warrenton Street deliniates a sharp and district boundary between theatre oriented commercial activity and existing residential and institutional uses. Along this boundary a theatre, a restaurant and a theatre expansion site are included while several residential buildings, a Boston Edison Sub-station and the new home of the New England School of Law are excluded. The northern boundary of the Theatre District Phase I CARD separates the CARD from the rest of the Theatre District/Chinatown Area and is the boundary line between Phase I and II of the overall CARD Program for this district of the City.

The boundaries of the Theatre District Phase I CARD are:

Beginning at the intersection of the westerly sideline of Warrenton Street and the southerly sideline of Staurt Street,

thence turning easterly and continuing along the southerly sideline of Stuart Street to the intersection of said sideline and the extended westerly sideline of Parcel P-7b of the South Cove Urban Renewal Project;

thence turning southerly and continuing along the extended westerly property line of Parcel P-7b of the South Cove Urban Renewal Project to the intersection of said property line and the southern property line of the same said parcel;

thence turning westerly and continuing along the southerly property line of Parcel P-7b of the South Cove Urban Renewal Project to the intersection of said property line and the easterly property line of the lot numbered 252-272 Tremont Street, aslo known as the Music Hall Theatre;

thence turning southerly and continuing along the easterly property line of the Music Hall Theatre to the intersection of said property line and the southern property line of the same said lot;

thence turning westerly and continuing along the southerly property line of the Music Hall Theatre to the intersection of said property line and the easterly sideline of Tremont Street;

thence turning southerly and continuing along the easterly sideline of Tremont Street to the intersection of said sideline and the extended southerly sideline of the lot numbered 271 to 281 Tremont Street, also known as the Hotel Bradford;

thence turning westerly and continuing across Tremont Street along the extended southerly property line of the Hotel Bradford to the intersection of said property line and the westerly property line of the same said parcel;

thence turning northerly and continuing along the westerly property line of the Hotel Bradford to the intersection of said property line and the southerly sideline of Warrenton Place;



thence turning westerly and continuing along the southerly sideline of Warrenton Place to the intersection of said sideline and the easterly sideline of Charles Street South;

thence turning northerly and continuing along the easterly sideline of Charles Street South to the intersection of said sideline and the northerly property line of the lot numbered 76 to 82 Charles Street South;

thence turning easterly and continuing along the northerly property line of the lot numbered 76 to 82 Charles Street South to the Northerly property line of the lot numbered 78 to 80 Warrenton Street;

thence continuing easterly along the northerly property line of the lot number 78 to 80 Warrenton Street to the intersection of said property line and the westerly sideline of Warrenton Street;

thence turning northerly and continuing along the westerly sideline of Warrenton Street to the intersection of said sideline and the southerly sideline of the lot number 94-100 Warrenton Street;

thence turning westerly and continuing along the southerly property line of the lot number 94-100 Warrenton Street to the intersection of said property line and the westerly property line of the same said lot;

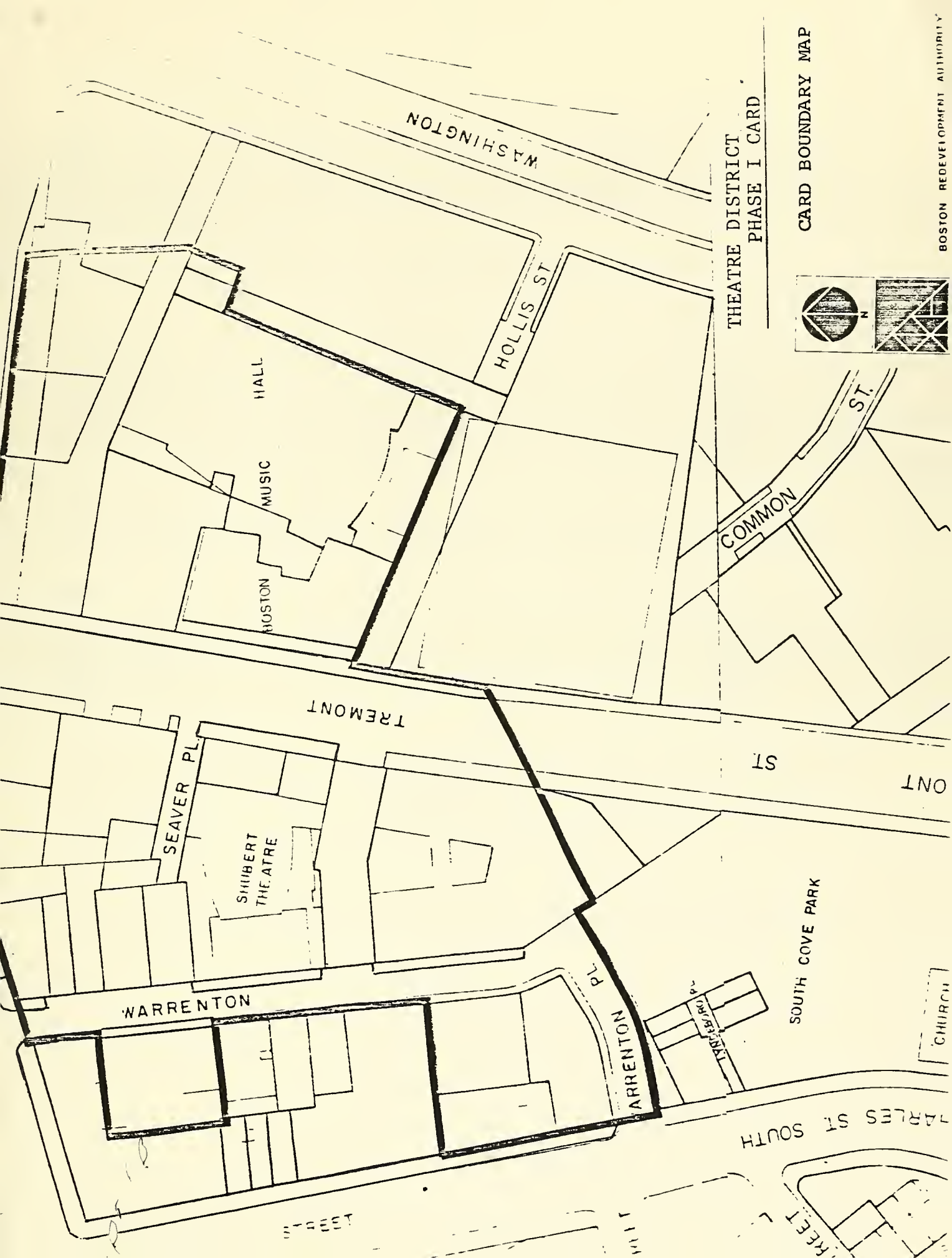
thence turning northerly and continuing along the westerly property line of the lot numbered 94-100 Warrenton Street to the intersection of said property line and the northerly property line of the same said lot;

thence turning easterly and continuing along the northerly property line of the lot numbered 94-100 Warrenton Street to the intersection of said property line and the westerly sideline of Warrenton Street;

thence turning northerly and continuing along the westerly sideline of Warrenton Street to the intersection of said sideline and the southerly sideline of Stuart Street and the point of beginning.

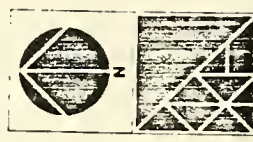






THEATRE DISTRICT  
PHASE I CARD

CARD BOUNDARY MAP







#### 4.0 LAND USE AND ZONING

The Theatre District Phase I CARD encompasses approximately 241,100 square feet of land. This is approximately 5.5 acres. Of this total, approximately 180,500 square feet (4.1 acres) are contained in 36 legal lots. The remaining 60,000 square feet (1.4 acres) consists of the sidewalks and rights of way associated with all or part of the 4 public ways included in the Theatre District Phase I CARD.

The various land uses found in the 36 legal lots are as follows:

<u>Land Use</u>	<u>Square Feet</u>	<u>% Total Square Feet</u>
commercial	96,300	53%
vacant commercial*	39,000	22%
vacant	31,400	17%
institutional	13,800	8%
	<u>180,500</u>	<u>100%</u>

\*Parking lots

The land area associated with the sidewalks and rights of ways of the streets included in the Theatre District Phase I Plan can be described as follows:

<u>Street</u>		<u>Square Feet</u>
Tremont St.	(Part of)	33,600
Warrenton St.	(all)	18,800
Warrenton Place	(all)	6,000
Seaver Place	(all)	<u>2,200</u>
	Total	<u>60,600</u>

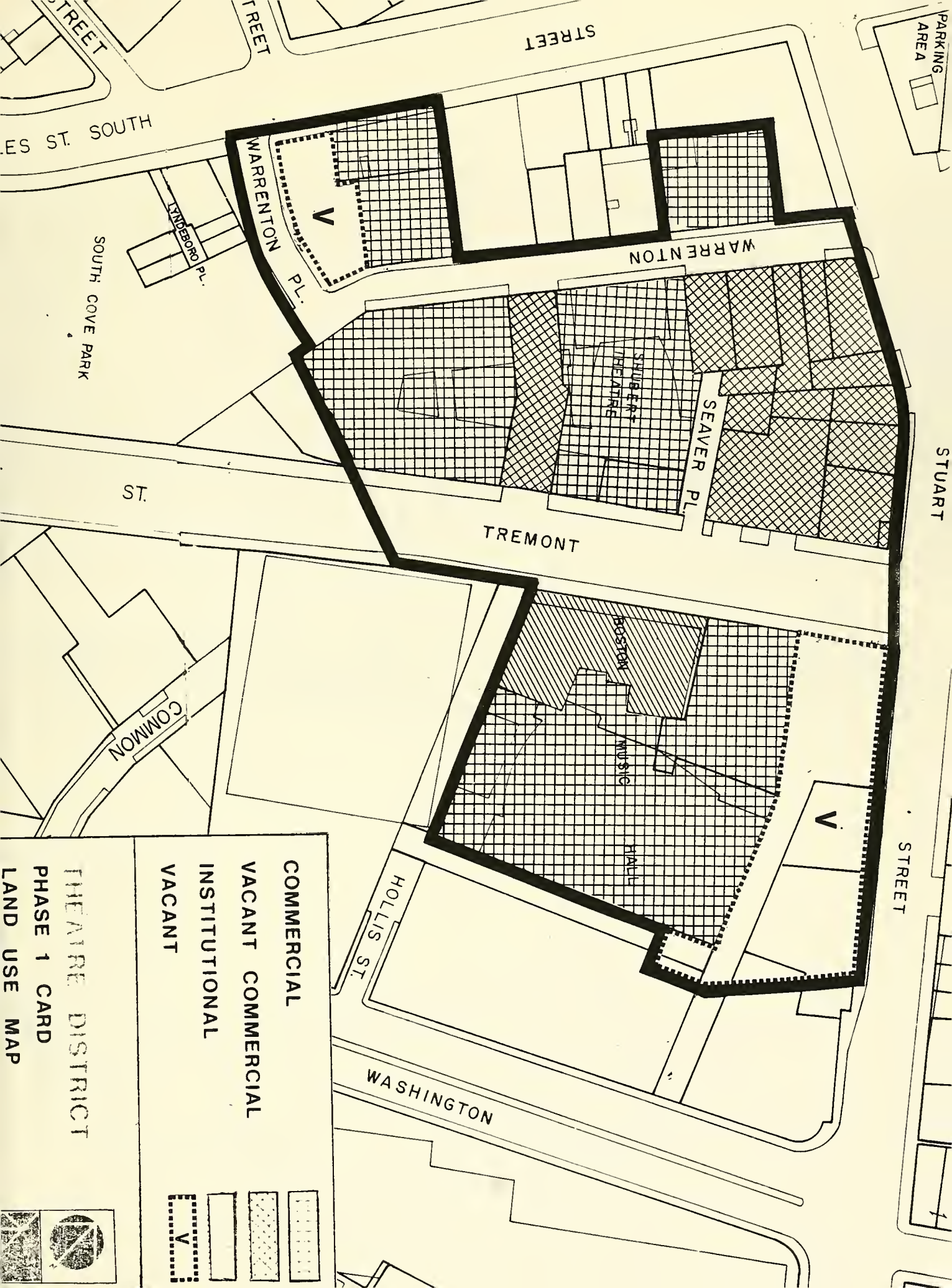
The Theatre District Phase I CARD encompasses part of two general business districts, a B-8 district and a B-8-U district. While both are general business districts the B-8-U district is designated as such because an agreement has been entered into with the BRA regarding land use and design contracts on any development project proposed within the area covered by this type of overlay district.

The B-8 District encompasses two commercial parking lots, two theatres, two restaurants, and two hotels, one which has a restaurant and travel agency as ground floor commercial uses.

The B-8-U district encompasses two theatres.

All of the above land uses are allowed in a B-8 or B-8-U district under the Boston Zoning Code.





THEATRE DISTRICT  
PHASE 1 CARD  
LAND USE MAP

COMMERCIAL

VACANT COMMERCIAL

INSTITUTIONAL

VACANT





THEATRE DISTRICT  
PHASE I CARD



ZONING DISTRICTS











## ARTICLE 3

## ESTABLISHMENT OF ZONING DISTRICTS

‡SECTION 3-1. Division of City into Districts. For the purposes of this code the City is hereby divided into districts as follows: three classes of residential districts: S (single family), R (general), and H (apartment); two classes of business districts: L (local) and B (general); and three classes of industrial districts: M (restricted manufacturing), I (general) and W (waterfront); each of which is further subdivided into subdistricts identified by a number which represents maximum allowed floor area ratio and some of which have a second number which represents a height limit, as follows: (‡As amended on July 9, 1973.)

## ‡(a) Residential Districts

S-.3	)	Single Family
S-.5	)	
R-.5	)	General
R-.8	)	
H-1-40	)	Apartment
H-1-50	)	
H-1	)	
H-2-65	)	
H-2	)	
H-3	)	
H-4	)	
H-5-70	)	
H-5	)	

(‡As amended on February 17, 1971. March 20, 1972, and February 28, 1973.)



‡ (b) Business Districts

L-.5	)	
L-1	)	Local
L-2-65	)	
L-2	)	
B-1	)	
B-2	)	
B-4-70	)	
B-4	)	General
B-8-120	)	
B-8	)	
B-10-155	)	
B-10	)	

(‡ As amended on February 17, 1971,  
September 27, 1973, and October 22, 1974)

(c) Industrial Districts

M-1	)	
M-2	)	Restricted Manufacturing
M-4	)	
M-8	)	
I-2	)	General Industrial
W-2	)	Waterfront Industrial



‡The boundaries of these districts are hereby originally established as shown on a series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, on file in the office of the City Clerk, which maps, with all explanatory matter thereon, and all maps which, by amendment of this code, may be substituted therefore or made supplemental thereto shall be deemed to be, and are hereby made, a part of this code.

(‡As amended on May 26, 1972)

‡SECTION 3-1A. Special Purpose Overlay Districts. A subdistrict or part thereof or a contiguous group of subdistricts or parts thereof may be designated as a special purpose overlay district as follows: (a) planned development area (distinguished by the addition of the letter "D" to the designation of the subdistrict or subdistricts); (b) urban renewal area (distinguished by the addition of the letter "U" to the designation of the subdistrict or subdistricts); (c) adult entertainment district (distinguished by the addition of the letter "E" to the designation of the subdistrict or subdistricts); (d) restricted parking district; (e) flood hazard district or (f) institutional district. In an overlay district the regulations specified for the base subdistrict or subdistricts shall apply, insofar as they are not in conflict with special regulations specified for a particular overlay district.

‡Planned Development Areas. The whole or any part of a subdistrict may be established as a planned development area if such area contains not less than one acre and the commission has received from the Boston Redevelopment Authority a development plan, approved by said Authority after a public

‡This Section, inserted March 24, 1977, incorporates districts formerly described in Section 3-1. The first paragraph was subsequently amended on June 8, 1977.



hearing, for the development of the planned development area, singly or in connection with other planned development areas, provided, however, that no development plan shall be approved by said Authority unless said Authority finds that such plan conforms to the general plan for the City as a whole and that nothing in such plan will be injurious to the neighborhood or otherwise detrimental to the public welfare. Such development plan shall set forth the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, proposed dimensions of structures, and may include proposed building elevations, schematic layout drawings and exterior building materials, and such other matters as said Authority deems appropriate to its consideration of the proposed development of the area. To insure that no work proceeds other than in accordance with the development plan, no structure shall be erected, reconstructed, or structurally changed or extended in a planned development area unless all drawings and specifications therefor shall have been subjected to design review and approved by said Authority. The Building Commissioner shall not issue any building or use permit with respect to any building, structure, or land within a planned development area unless said Authority has





certified on the application therefor and on each and every plan filed with the Building Commissioner in connection therewith that the same is consistent with the development plan for such planned development area. Except as otherwise provided in Article 6A, planned development areas shall be subject to all the provisions of this code applicable to the subdistrict in which the area is located.

(‡As inserted on July 2, 1968)

‡Urban Renewal Areas. Upon application from the Boston Redevelopment Authority, the whole or any part of a subdistrict may be established as an urban renewal area if all land within such urban renewal area is the site of or for a low rent housing project, or a housing project for elderly persons of low income, or consists solely of land, including land under water, with respect to which an agreement has been entered into with said Authority establishing use and dimensional controls as specified in a land assembly and redevelopment, or urban renewal plan, as defined in Chapter 121 of the General Laws. Section 13-1 (except the maximum floor area ratio specified in Table B thereof), Section 13-2 and 13-4, and Articles 14, 16, 17, 18, 19, 20, 21, and 22 shall not apply to urban renewal areas; but except as otherwise provided in Article 6A, urban renewal areas shall be subject to all other provisions of this code applicable to the subdistrict in which the area is located.

(‡As inserted on September 7, 1967, and amended on July 2, 1968)

‡Restricted Parking District. A contiguous group of subdistricts or parts thereof may be established as a restricted parking district. Within a restricted parking district, off-street parking facilities including parking lots, parking garages, and parking accessory or ancillary to any use other than Use Items numbered 1 through 15 shall be conditional uses, which may be granted only in conformance with the provisions of Section 6-3A as well as Section 6-3.

(‡As inserted on September 27, 1973)

‡Adult Entertainment District. An adult entertainment district is an overlay district in which Use Items No. 34A and 38A (adult books and adult entertainment) are allowed, and in which the prohibition of moving or flashing signs in Section 11-2 does not apply.

(‡As inserted on November 27, 1974)



‡Flood Hazard Districts. The location of and regulations for flood hazard districts are set forth in Article 25 of this code.

(‡As inserted on March 24, 1977)

‡Institutional District. Notwithstanding the provisions of Table A of Section 8-7, in an institutional district the following uses are conditional uses in instances where they would otherwise be allowed under said Table A: any use listed under Use Item No. 16, 17, 20, 22A, 28, 29, or 30. Use Item No. 72, accessory parking, shall be a conditional use if the main use to which it is accessory is in existence at the time that new or additional parking spaces are applied for and if such main use is a use listed under Use Item No. 11, 12, 13, 13A, 14, 16, 16A, 17, 18, 19, 20, 22A, 28, 29, or 30.

(‡As inserted on June 8, 1977)

SECTION 3-2. Interpretation of District Boundaries. Where a district boundary is indicated on a map constituting part of this code as approximately following, or parallel to, the center line or side line of a street, highway, railroad right-of-way, or water course, such boundary shall be construed as following, or as being parallel to, such center line or side line. Where a district boundary is indicated on such a map as approximately following a lot line, such lines shall be construed to be said boundary. If no distance is indicated on such a map for a district boundary running parallel to the center line or side line of a street or highway, such dimension shall be assumed to be one hundred feet from such line or, if as determined by the use of the scale shown on such map it is at least twenty feet more, or twenty feet less, than one hundred feet, it shall be as so scaled.



## 5.0 PLAN STRATEGY

### 5.1 Public Improvements and Facilities

In December of 1978, Benjamin Thompson and Associates was contracted by the Boston Redevelopment Authority to provide preliminary proposals as to how the public environment of the Theatre District/Chinatown area could be treated.

The intersection of Tremont and Stuart Street is, at least nationally, the 'center' of the existing cluster of legitimate theatres and is the focus of the Tremont Street axis from 'Theatre Corner' at Boylston Street.

In addition, public improvements associated with the Park Plaza Project Urban Systems Construction Phase I are targeted for the Theatre District Phase I CARD area.

Included is the relocation of utilities in Stuart Street and Charles Street South, finished roadway and sidewalk pavements, street lighting, trees, landscaping, signing and traffic signals on these streets as well as on Tremont Street from Stuart Street to a new Eliot Norton Park. Warrenton Street, Warrenton Place and Shubert Way (next to the Shubert Theatre) are to be converted to a pedestrian way which will be linked to a passageway to the north through the new State Transportation Building and ultimately serve as the southern section to an overall pedestrian route between the Central Business District and the Theatre District.

All of these committed improvements within the Theatre District Phase I CARD have an estimated cost of \$700,000.

The MBTA's new Orange Line extension requires a tunnel and station be constructed at Stuart Street adjacent to the Metropolitan Center. This project has an estimated cost of \$60 million.

To facilitate the expansion of the Metropolitan Center stagehouse, the U.S. Nutrition Research Center and the Tufts-New England Medical Center B-1 Project, a multi-service road will be constructed from Stuart Street south along the easterly face of the Metropolitan Center and under the B-1 Project to exit onto Washington Street. The BRA is preparing a Title I Public Works grant to the U.S. Economic Development Administration for an estimated \$1.5 million in construction funds for this project.





## 5.2 Use of Development Incentives Available Within Approved CARD Areas

There are a number of potential projects in the Theatre District Phase I CARD area that could make use of the CARD-related development incentives. Briefly described they are:

1. The rehabilitation and construction of a new stagehouse for the Metropolitan Center.
2. Rehabilitation of the Bradford Hotel as a tourist class facility.
3. The Wilbur Theatre, under new ownership, will overhaul its infrastructure systems and reappoint interior areas. In addition, Piaf's restaurant, located in the lower lobby of the theatre, will purchase the adjacent BRA Parcel P-7a to expand its operations and provide service facilities for the Wilbur Theatre.
4. The long planned renovations to the Charles Playhouse in conjunction with a restaurant and performers quarters to be constructed on the abutting BRA Parcel C-2.
5. Construction of a mixed-use development on BRA Parcel C-4 to include retail/restaurant/entertainment uses on the first two floors and possibly hotel use above as suggested in the Benjamin Thompson & Associates study.



### 5.3 General Character of Development/Redevelopment

The primary purpose of the Theatre District Phase I CARD is to provide CARD-related development incentives to several legitimate theatres to expand, upgrade, and renovate their existing facilities. In addition, CARD-related development incentives will be made available to rehabilitate a major hotel as a tourist class facility and to construct new restaurant and entertainment facilities on existing vacant land.

New street and sidewalk improvements will be completed throughout the CARD to provide the pedestrian amenities needed to reinforce the fabric of this district as an entertainment center.

No public land acquisition, clearance and/or disposition is planned or will be needed to implement the Theatre District/Chinatown Phase I CARD.



#### 5.4 Local Financial Commitment

The City of Boston has committed \$30,000 to implement Phase II planning of public improvements in the area.

As a complement to the Park Plaza Urban Systems program, \$74,000 from the South Cove Urban Renewal Project has been earmarked for the construction of Shubert Way adjacent to the Shubert Theatre, which will undergo rehabilitation during the summer of 1980.

It is anticipated that the multi-service road serving the Metropolitan Center, the U.S. Nutrition Research Center and the Tufts-New England Medical Center B-1 Project will be paid with a U.S. Economic Development Administration grant of approximately \$1.5 million. The City's local matching share is presently committed to the extent of \$200,000.





### 5.5 Compatability with Downtown Development

The Theatre District Phase I CARD is located well within the accepted boundaries of downtown Boston. The Theatre District Phase I CARD Plan is consistent with the development framework for the Theatre District put forth in the Benjamin Thompson Plan and with the goals and objectives of the South Cove Urban Renewal Project, Mass. R-92.



## 5.6 Land Use and Design Controls

More restrictive land use and design controls, other than the present Boston Zoning Code and the project submission and certification procedures outlined in Section 7.0 and 8.0 of this Plan, will not be needed to implement the Theatre District Phase I CARD plan.

The entire CARD is zoned either B-8 or B-8-U, both of which are general business districts. All of the commercial and/or entertainment uses that are presently in the CARD or could move into the CARD, are allowed uses under the Present Boston Zoning Code.

The BRA also required that any developer in a CARD receive written certification from the Director of the BRA that the project proposed for the developer is:

1. located within the boundaries of the appropriate CARD, and
2. meets the objectives of the appropriate CARD plan.

In order to secure this certification, the developer must submit architectural and financial information to the Director of the BRA for design review and approval. The nature and type of project-related information to be submitted for proposed development projects in the Theatre District Phase I CARD is outlined in Section 8.0 of this plan.



## 6.0 FINDING OF CONFORMANCE WITH OTHER LOCAL PLANS

The Theatre District Phase I CARD Plan is in conformance with the 1965-1975 General Plan for the City of Boston as published by the Boston Redevelopment Authority in 1965.

The Theatre District Phase I CARD is located within the bound areas of the South Cove Urban Renewal Project. Mass. R-92, as approved by the City Council in June of 1965, and HUD in April of 1966.

The goals and objectives of the Theatre District Phase I CARD Plan are consistent with the South Cove Urban Renewal Project Plan and the development projects proposed within this CARD are subject to the land use and design controls of the South Cove Urban Renewal Plan.





## 7.0 BUSINESS COMMUNITY PARTICIPATION PROVISIONS

### 7.1 Business Community Participation in the Development and Marketing of the Theatre District Phase I CARD

Since January 9, 1979 and during every subsequent monthly meeting of the Theatre District Organizing Committee (TDOC), aspects of the CARD program have been reviewed with representatives of the Boston Redevelopment Authority, Massachusetts Industrial Finance Agency and representation from Boston area bound counsel. A CARD subcommittee of the TCOC, chaired by a representative from Charlestown Savings Bank and also including representatives of the Metropolitan Center, Chinese Economic Development Council, Stuart Street Neighborhood Association, and Washington-Tremont Neighborhood Association, have been given a full presentation of the CARD program and how incentives could be utilized in the Theatre District/Chinatown Phase I area.

In addition, the Boston Redevelopment Authority is preparing a proposal to be submitted to the U.S. Economic Development Administration to obtain funding to structure a Theatre District/Chinatown area marketing effort based on the tourism and performing arts character of the local economic base.

The TDOC, Chinatown merchant and business associations, Stuart and Tremont Streets Neighborhood Association, Washington and Tremont Streets Neighborhood Association and area banks involved in the economic planning and development of the Phase I CARD area will continue to assist the Boston Redevelopment Authority in both the continuing marketing program for CARD as well as the possible EDA program.



## 7.2 Business Community Participation in the Implementation of the Theatre District Phase I CARD Plan

In order to be eligible for any present or future development incentives that would not otherwise be available, except in a Commercial Area Revitalization District, any developer of a proposed project in the Theatre District Phase I CARD must secure written certification from the Director of the Boston Redevelopment Authority that the proposed project is:

1. located within the boundaries of the Theatre District Phase I CARD, and
2. conforms with the objectives of the Theatre District Phase I CARD Plan.

Before granting the above certification, the BRA requires the submission of certain project-related information for design review and approval. The nature and type of this required project-related information is outlined in Section 8.0 of the Theatre District Phase I CARD Plan.

As part of the review process, the Director of the BRA shall appoint a committee of civic leaders and businessmen from the Theatre District Phase I area to review and comment on all projects seeking CARD-related development incentives.

The BRA shall transmit to this review committee sufficient architectural information to describe the overall design, size, scope and nature of the project project. The reveiw committee will then be allowed a maximum of 14 ways to review and comment on the project project.

The comments and advise of the review committee will then be submitted to the Director of the BRA for review and consideration prior to the granting of CARD certification for the project project.

In addition, the BRA may, at its discretion, review the design, scope, and the nature of the proposed project with other concerned citizen and business groups.

The citizen participation provisions that are part of the CARD project approval process may also be extended beyond the BRA certification stage depending on the CARD development incentives sought by the developer of a given project.

Any tax-exempt revenue bond financing proposal for a project in the Theatre District Phase I CARD must be approved by the Boston Industrial Financing Authority at a scheduled public meeting of IDFA.

The public purpose of such bond issues must also be approved by the Boston City Council. This approval process includes a public hearing before the Planning and Development Committee and a vote of full City Council at a regularly scheduled meeting that is open to the public.

Any application for mortgage insurance through the Massachusetts Industrial Finance Agency must be approved at a regularly scheduled public meeting of MIFA.



## 8.0 PROJECT CERTIFICATION AND SUBMISSION REQUIREMENTS

In order to be eligible for any present or future development incentives that would NOT otherwise be available except in the Commercial Area Revitalization District, any developer of a proposed project in the Theatre District Phase I CARD must secure written certification from the Director of the Boston Redevelopment Authority that the proposed project:

1. is located within the boundaries of the approved Theatre District Phase I CARD, and
2. that the proposed development project is in conformance with the objectives of the Theatre District Phase I CARD Plan.

In order to insure that a proposed development project in the CARD meets the above project certification criteria, the developer of the proposed project shall submit the following materials to the Director of the Boston Redevelopment Authority for design review and project approval.

1. Sufficient 8"x10" glossy photographs of the project area to describe the existing conditions on the proposed project site including the interior and principal facades of any building(s) to be rehabilitated.
2. Site plans showing the project area and the approximate location of structures and facilities to be constructed.
3. Drawings showing the buildings and other improvements to be constructed in a form adequate to show the nature and extent of the project, including elevations, floor plans, and elevations of the surrounding area.
4. Outline specifications showing generally the character and quality of the construction to be employed.
5. A statement of all permissions which will be required for the project to deviate from zoning, building, health and fire laws, codes, ordinances and regulations in effect in Boston.
  - a. A statement of the deviations required from the State Building Code including the anticipated date said deviations will be approved.
  - b. If deviations are required from the Boston Zoning Code, the request shall have a comparison of what the Code requires and what the project will provide.
6. A description of which improvements to be constructed as part of the proposed project will be financed by the owner or developer of the project and any improvements to be constructed that will be financed by proposed tenants as leasehold improvements.
7. A pro forma financial statement showing the developer's ability to carry out the project project.





## 9.0 DESCRIPTION OF THE IMPLEMENTING AGENCY

The implementing agency for the Theatre District Phase I CARD is the Boston Redevelopment Authority.

The BRA has been both the planning and urban renewal agency for the City of Boston since 1960.

The BRA was established in August 1957 at the request of the Mayor and City Council and carries out urban renewal programs in accordance with Chapter 121B of the Massachusetts General Laws. It received its Certificate of Organization from the Secretary of the Commonwealth on October 4, 1957.

The planning function was assumed in 1960 when the City Planning Board was abolished and its staff transferred to the BRA.

The BRA is also the designated City agency responsible for the review and approval of all 121A Applications within the City of Boston. Chapter 652 of the Acts of 1960 gives the BRA the power to approve applications for the formation of non-profit, limited divided or cooperative entities under Chapter 121A, Section 13 of Massachusetts General Laws for the purpose of redevelopment within the City.

In addition, the Authority reviews and makes recommendations on all cases before the Boston Zoning Board of Appeal and must review and approve all development plans for Planned Development Area under the Boston Zoning Code.

In order to carry out these various functions, the Authority maintains a permanent staff in several departments and disciplines that are directly related to the review and implementation of the Theatre District Phase I CARD.

These departments and disciplines include urban design, landscape, architecture, comprehensive planning, neighborhood planning, environmental review, preservation planning, legal, engineering, real estate and research.



## 10.0 NOTICE OF PUBLIC HEARING - THEATRE DISTRICT PHASE I CARD

The Planning and Development Committee of the Boston City Council will hold a public hearing on Tuesday, July 22, 1980 at 10:00 a.m. in the Council Chambers to discuss the creation of a Theatre District Phase I Commercial Area Revitalization District (CARD).

The approximate boundaries of the Theatre District Phase I CARD encompasses that portion of the Theatre District bounded by Stuart Street, the Music Hall Theatre, Tremont Street, The Bradford Hotel, Warrenton Place, and Charles Street South.

A plan for the development of the Theatre District Phase I CARD will be presented at the hearing.

Section 12 of Chapter 40D of the General Laws as amended (by Sections 1 and 10 of St. 1978 Chapter 495) authorizes the use of tax-exempt industrial revenue bond financing for "commercial enterprises" provided that any such enterprise is located in a district for which a Commercial Area Revitalization has been approved by the City and by the Secretary of Communities and Development. A similar amendment to Chapter 23B makes approval of such a plan by the Secretary a precondition for the use of Urban Job Incentive Program Tax credits by commercial facilities. In the future, the State legislature may tie the availability of other incentives to CARD plan approvals.



# PUBLISHER'S CERTIFICATE

Commonwealth of Massachusetts }  
County of Suffolk } ss.

On this 16th day of July A. D. 1980  
personally appeared before the undersigned, a Notary Public, within  
and for the said county, Betty Walker

of the Boston Herald American a newspaper published by  
The Hearst Corporation, in Boston, County of Suffolk, in the Common-  
wealth of Massachusetts, and who being duly sworn, states on oath that the  
Boston Redevelopment Authority Theatre District  
Public Hearing 7/22/80 advertisement  
was published in said newspaper in its issues of

July 10, A. D. 1980

Betty Walker

Subscribed and sworn to before me, this 16th  
day of July A. D. 1980

Florence M. Ambrose  
Notary Public

OFFICE OF PUBLIC HEARINGS  
THEATRE DISTRICT  
PHASE I CARD  
Planning and Development  
Office of the Boston City  
It will hold a public hear-  
Tuesday, July 22, 1980, at  
a.m. in the Council Cham-  
to discuss the creation of a  
Theatre District Phase I, Com-  
mercial Area Revitalization  
District (CARD). The approx-  
imate boundaries of the Theatre  
District Phase I CARD encom-  
pass that portion of the Theatre  
District bounded by Stearns  
Street, the Music Hall Theatre  
entrance, The Bradford  
Street, Warrington Place, and  
Essex Street South. A plan for  
development of the Theatre  
District Phase I CARD will be  
presented at the hearing. Sec-  
tion 12 of Chapter 40D of the  
General Laws as amended (by  
Sections 1 and 10 of St. 1978  
c. 493) authorizes the use of  
exempt industrial devel-  
opment financing for "com-  
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any such enterprise is lo-  
cated in a district for which a  
Commercial Area Revitaliza-  
tion has been approved by the  
City and by the Secretary of  
Housing and Development.  
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Development Program Tax  
Credits by commercial facili-  
ties. In the future, the State  
may make the avail-  
ability of other incentives to  
development.



**CITY OF BOSTON**  
**IN CITY COUNCIL**

WHEREAS, in accordance with Chapter 40D and 23D, Massachusetts General Laws, The Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization Districts Plans (Herein referred to as CARD Plans); and

WHEREAS, such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of Boston; and

WHEREAS, the redevelopment of the Theatre District Phase I CARD, the boundaries of which are described on Page 6, would result in physical redevelopment of said District and the creation of employment above-cited statutes;

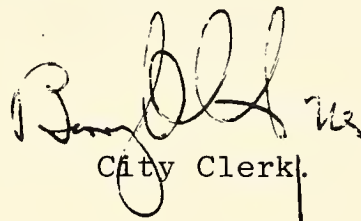
NOW, THEREFORE, BE IT ORDERED BY THE BOSTON CITY COUNCIL:

1. That the Theatre District Phase I (herein referred to as the CARD) Commercial Area Revitalization District described above is a predominantly commercial geographic area; and
2. That implementation of the proposed CARD Plan will serve to avert and reverse the decay of the area covered by the plan and will help deter the movement of commercial enterprises into previously non-commercial area; and
3. That the Theatre District Phase I CARD Plan is hereby approved and that said Plan shall be submitted to the Secretary of Communities and Development for approval.

In City Council July 23, 1980. Passed.

Approved by the Mayor August 19, 1980.

Attest:

  
City Clerk.





# Boston

October 9, 1980

Secretary Byron Matthews  
Executive Office of Communities  
and Development  
Saltonstall Building  
100 Cambridge Street  
Boston, Massachusetts 02201

Dear Secretary Matthews:

I am an Attorney qualified to practice law in the Commonwealth of Massachusetts and as the Corporation Counsel of the City of Boston, I am the Attorney for the City of Boston.

I have reviewed the document entitled "Application for Designation of the Theatre District Phase I CARD", certain notices of a public hearing held by the Boston City Council and a Resolution passed by the City Council and approved by the Mayor.

I find that the above CARD Plan and the approval of the Mayor and City Council as the local governing body of the City of Boston are in accordance with law.

Yours very truly,

  
Corporation Counsel

HJC/jk



Kevin H. White, Mayor/LAW DEPARTMENT/Boston City Hall/City Hall Plaza 02201





